Return to Use Initiative
2006 Demonstration Project

Kellogg-Deering Well Field: Norwalk, Connecticut

THE SITE: The Kellogg-Deering Well Field site is located in a densely developed urban area surrounded by residences, apartments, commercial businesses, and industrial complexes. In 1975, trichloroethylene was detected in ground water pumped by the public water system, and additional volatile organic compound (VOC) contamination was found in the soil and ground water. At that time, the well field supplied 50 percent of the drinking water to 80,000 Norwalk residents. EPA issued a Record of Decision (ROD) in 1986 for the well field to ensure that residents would have a reliable source of safe, potable water. Treated well field water continues to supply water to area residents.

EPA issued another ROD in 1989 for the soil and ground water contamination in the source area which is located less than a mile upgradient from the well field. The 1989 ROD included vapor extraction to remove VOCs from the soils and ground water extraction to prevent the further spreading of the contaminated ground water.

Barriers:
Superfund site stigma; lack of clear and easily understandable information about the site

Solution:
Reuse assessment; prospective purchaser support

THE OPPORTUNITY: Besides the recent building demolishment and the construction of the soil and ground water treatment systems, which was completed in 1996, most of the five-acre source area has been vacant or abandoned. Because of the site's desirable location in an already developed area, several prospective purchasers have expressed interest in the site.

THE BARRIERS: Parties interested in purchasing the site have expressed concerns and confusion about the Superfund liability scheme. Developers have also been concerned that the soil vapor and ground water extraction systems and associated piping network on the site could hinder building construction or renovation. The properties included in the site are subject to local and state regulations such as Connecticut property transfer laws.

THE SOLUTION: EPA conducted a reuse assessment to gather background information and evaluate how potential site reuse might impact, and be impacted by, the cleanup approach. The findings of this reuse assessment were summarized in a document and made available to the public. Copies have been provided to interested parties in the development and real estate community. This document has been useful in clarifying site conditions and enabling potential developers to better assess the feasibility of reuse options.

THE SITE NOW: Following EPA determination that the soil cleanup levels had been attained, the parties responsible for the soil vapor extraction system permanently dismantled it in 2006. The site owner demolished the buildings on the complex in 2007. Per agreement with the Connecticut Department of Environmental Protection, the foundation slabs were not removed and will remain onsite until there is resolution on future work under Connecticut property transfer laws. Ground water extraction and treatment activities are ongoing, and EPA Region 1 is also moving forward with a vapor intrusion study between the source area and the well field.

Before:
Former contaminated ground water site with a number of abandoned properties and no public interest in redevelopment

After:
Commercial property with real estate market interest

Region 1 continues to support prospective purchasers who are interested in acquiring the property by providing information about the site, which helps prospective purchasers understand EPA's intentions regarding the site and potential liability issues.

FOR MORE INFORMATION, CONTACT: John Podgurksi, Region 1 Superfund Redevelopment Coordinator, at (617) 918-1296 or podgurski.john@epa.gov.